

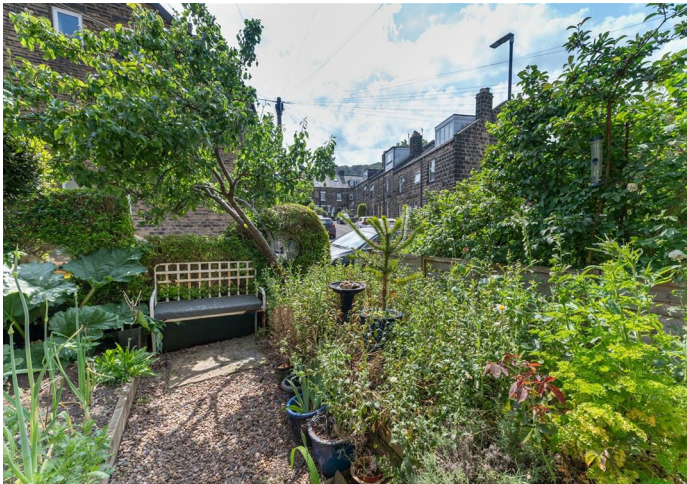


9 JENNETTS CRESCENT, OTLEY LS21 3EB

Asking price £250,000

FEATURES

- Traditional Stone Built Inner Terraced House
- Lovely Character Features Found To Each Room
- Three Bedrooms, Two Doubles And One Single
- Sitting Room And Dining Kitchen To The Ground Floor
- Useful Storage Cellar. Gardens To The Front & Rear
- Great Location Just A Short Stroll From The Town Centre Amenities
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Offered With The Advantage Of Having NO ONWARD CHAIN



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

Conveniently set in the charming Jennetts Crescent area of Otley, this delightful mid-terrace Victorian house, built around 1877, offers attractive character featured accommodation over three floors together with a great basement cellar below. Spanning an impressive 883 square feet of living accommodation, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a warm and inviting reception room and a dining kitchen that showcases the lovely character features typical of Victorian architecture. The property is filled with natural light, creating a welcoming atmosphere throughout. Excellent storage is found to the basement cellar. The neat gardens at both the front and rear provide a tranquil outdoor space, with the rear garden featuring a luxurious hot tub, perfect for relaxation after a long day.

One of the standout advantages of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase. Its prime location is just a few minutes' walk from the town centre, where you will find an excellent array of shopping outlets, cafes, and bars, catering to all your daily needs and leisure activities.

This charming home is not just a property; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Whether you are a first-time buyer or looking to invest, this Victorian gem is a must-see. Don't miss the opportunity to make it your own.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:

Sitting Room 12'11" x 12'7" (3.94m x 3.84m)

Focal cast iron fireplace to the chimney breast with a cupboard to the alcove, a central heating radiator, window and a door to the front elevation.

Dining Kitchen 13' x 10'3" (3.96m x 3.12m)

A room full of character having beautiful Yorkshire stone flagged flooring, original stripped cupboard to the alcove and an old focal range to the chimney breast. Older range of fitted kitchen units having worksurfaces over and a sink unit inset. Central heating radiator and a window to the rear elevation.

Basement Cellar

A very useful area that has light and power supplied.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'11" x 12'7" (3.94m x 3.84m)

Focal fireplace to the chimney breast, picture rail, a central heating radiator and a window to the front elevation.

Bedroom 2. 7'6" x 7'10" (2.29m x 2.39m)

Focal fireplace to the chimney breast, exposed floorboards, a central heating radiator and a window to the rear elevation.

Shower Room

Fitted with a three piece suite comprising a step in shower, a wash hand basin and a low level wc. Tiled walls and flooring.

Top Floor

Bedroom 3 16'4" x 12'11" (4.98m x 3.94m)

A lovely bedroom having Velux windows to the pitched roof, exposed beams and floorboards, eaves storage cupboards and a central heating radiator.

Outside

To the front is an enclosed garden, perfect for sitting out having a south easterly aspect,



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

raised stocked beds. To the rear the garden enjoys the late afternoon / early evening sunshine, is fully enclosed, has an outhouse store and includes the hot tub.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

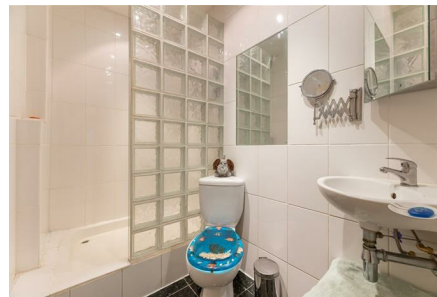
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

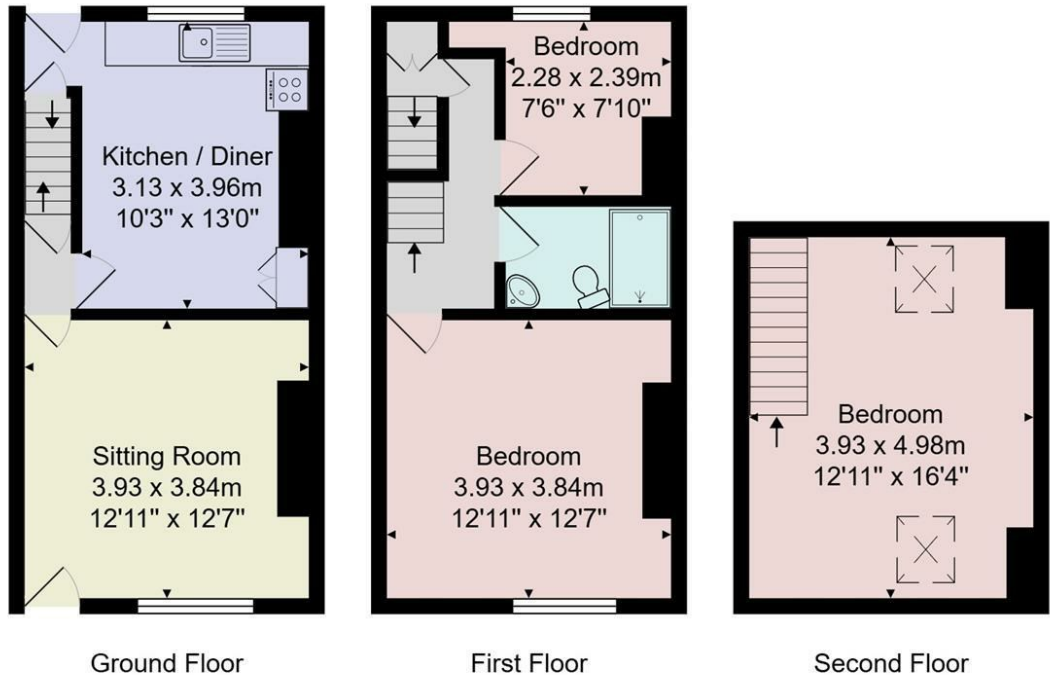
Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.





Total Area: 82.1 m² ... 883 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

